

For Multi-Picture Tour Go To:
www.mitten-realty-services.com



#211 – 8976 208 Street, Langley

\$249,900

THE GOOD LIFE JUST KEEPS GETTING BETTER **1127 Square Foot Neat & Clean 2 Bedrooms, 2 Bath**

Very spacious 1127 square foot, two bedroom, two bath, corner unit in central Walnut Grove location provides easy access to freeway and all of the amenities of Walnut Grove. Entertaining is easy in the spacious living room with corner gas fireplace and patio door to balcony. Dining area for more formal dining occasions. Attractive bright kitchen with scads of cabinets, small eating area and window will delight the serious gourmet. Two bedrooms including master bedroom with three piece ensuite and his and her closets. Insuite laundry. This neat and clean recently painted unit, with newer carpets, great kitchen, spacious living room/dining room, two bedrooms, and two baths is a super opportunity for the discerning buyer looking for affordable living in comfort in desirable Walnut Grove location

Imagine the carefree lifestyle you will enjoy here with your weekends and evenings, free from yard work, to spend doing the things you enjoy. Secure underground parking, and an elevator are just a few of the things that make living in 'Oakridge' a treat to enjoy. The good life just keeps getting better when you make this super apartment your own.

Doug or Bonnie Mitten

at



604-533-3231

Livable Floor Area: 1127 Square Feet

Entrance Hall – 4.5' x 8.75' – Spacious entrance hall with tile floors welcomes you to this fine home.



Living Room – 15' x 14.16' – Entertaining is easy in the spacious living room with cozy gas fireplace and door to spacious balcony.



Dining Room – 14.16' x 8.666' – For more formal dining occasions.



Kitchen – 13.16' x 8.75' – Attractive, bright and spacious kitchen with lots of cabinets and built in dishwasher, small eating area and window.



Master Bedroom – 14.5' x 10.25' - Spacious master pampers you with **3 piece ensuite** and his and her closets.



Bedroom – 12.75' x 9.25'



4 Piece Main Bathroom



- ★ **Attractively Updated Two Bedroom Boasts Tasteful Décor, Newer Carpets And Paint, And Spacious Open Plan.**
- ★ **Entertainment Sized Living Room With Cozy Gas Fireplace & Door To Balcony.**
- ★ **Spacious & Bright Kitchen With Lots Of Cabinets, Built-In Dishwasher, Small Eating Area & Window.**
- ★ **Insuite Laundry.**
- ★ **Two Bedrooms Including Spacious Master With Three Piece Ensuite & His & Her Closets.**
- ★ **Four Piece Main Bath.**
- ★ **Desirable Building With Secure Underground Parking, And An Elevator.**
- ★ **Imagine The Carefree Lifestyle You Will Enjoy Here With Your Weekends And Evenings, Free From Yard Work, To Spend Doing The Things You Enjoy. The Good Life Just Keeps Getting Better When You Make This Super Apartment Your Own.**
- ★ **Strata Fees: \$232.11**
- ★ **Taxes: \$2,082.92 (2011)**



**FRASER VALLEY REAL ESTATE BOARD
LAND TITLE
SEARCH RESULT**

FROM: Fraser Valley Real Estate Board
15463 104th Avenue
Surrey, British Columbia
V3T 4W4

Telephone: (604) 930-7600

Facsimile: (604) 588-0325

Requested by: MLS Department

Transmitted on: Tuesday, July 26, 2011

Page Count: 6 (including this page)

Transaction: 29092-0001

Search Date: 2011-07-26 14:25:03

Your Reference: Douglas Mitten

MLS: F1118887

Prudential Power Play Realty

(O): 604-533-3231, (F): 604-533-7288

Route: E090

Search Details

Sub-area: 22

Property Type: REA

PID: 024-053-341

Property Owner: Burden, B & Burden, M

Civic Address: # 211 8976 208TH ST, MUNICIPALITY OF LANGLEY

Legal Description: ST PL LMS3097 ST LT 22 LD 36 SEC 36 TWP 8

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

NEW WESTMINSTER LAND TITLE OFFICE

TITLE NO: BB205836
FROM TITLE NO: BB534389

APPLICATION FOR REGISTRATION RECEIVED ON: 04 MARCH, 2008
ENTERED: 11 MARCH, 2008

REGISTERED OWNER IN FEE SIMPLE:

BRENNAN DONALD BURDEN, CHEF
MEGAN MARYANN NELSON, DENTAL RECEPTIONIST
211 - 8976 - 208TH STREET
LANGLEY, BC
V1M 2Y8
AS JOINT TENANTS

TAXATION AUTHORITY:

MUNICIPALITY OF LANGLEY

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 024-053-341
STRATA LOT 22 SECTION 36 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
STRATA PLAN LMS3097
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT BL269210 OVER PART PLAN LMP34181 OF
LOT 4 PLAN LMP22381

HERETO IS ANNEXED EASEMENT BL269213 OVER PART PLAN LMP34182 OF
LOT 4 PLAN LMP22381

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
---------------	------	------

STATUTORY RIGHT-OF-WAY

152651C	1952-10-31	10:00
---------	------------	-------

REGISTERED OWNER OF CHARGE:

TRANS MOUNTAIN PIPELINE INC.
INCORPORATION NO. A70893
BB493625

REMARKS: PLAN 13047
INTER ALIA

STATUTORY RIGHT OF WAY

BJ211338 1995-07-19 12:58

REGISTERED OWNER OF CHARGE:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BJ211338

REMARKS: INTER ALIA

PART PLAN LMP24140 AND LMP24141

COVENANT

BJ333419 1995-11-01 10:48

REGISTERED OWNER OF CHARGE:

TOWNSHIP OF LANGLEY

BJ333419

REMARKS: INTER ALIA

L.T.A. SECTION 215

COVENANT

BJ333421 1995-11-01 10:48

REGISTERED OWNER OF CHARGE:

THE CROWN IN RIGHT OF BRITISH COLUMBIA

BJ333421

REMARKS: INTER ALIA

PART PLAN LMP24139

L.T.A. SECTION 215

EASEMENT

BJ333424 1995-11-01 10:49

REMARKS: INTER ALIA

PART PLAN LMP25881

APPURTENANT TO LOT 2 PLAN LMP22381

EASEMENT

BL282266 1997-08-15 09:23

REMARKS: INTER ALIA

PART PLAN LMP34182

APPURTENANT TO LOT 4 PLAN LMP22381

MORTGAGE

BB205837 2008-03-04 14:55

REGISTERED OWNER OF CHARGE:

MCAP SERVICE CORPORATION

INCORPORATION NO. A69992

BB205837

'CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A.'

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

NEW WESTMINSTER LAND TITLE OFFICE
COMMON PROPERTY STRATA PLAN: LMS3097

LEGAL NOTATIONS:

PERSONAL PROPERTY SECURITY ACT NOTICE, SEE BL236957 EXPIRES 2002/07/07

HERETO IS ANNEXED EASEMENT BL269210 OVER PART PLAN LMP34181 OF
LOT 4 PLAN LMP22381

HERETO IS ANNEXED EASEMENT BL269213 OVER PART PLAN LMP34182 OF
LOT 4 PLAN LMP22381

MISCELLANEOUS NOTES

REF PLAN 24139
SRW PLAN 24140
SRW PLAN 24141

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
---------------	------	------

STATUTORY RIGHT-OF-WAY

152651C	1952-10-31	10:00
---------	------------	-------

REGISTERED OWNER OF CHARGE:
TRANS MOUNTAIN PIPELINE INC.
INCORPORATION NO. A70893
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REMARKS: PLAN 13047
INTER ALIA

STATUTORY RIGHT OF WAY

BJ211338	1995-07-19	12:58
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REGISTERED OWNER OF CHARGE:
THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BJ211338

REMARKS: INTER ALIA

PART PLAN LMP24140 AND LMP24141

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REGISTERED OWNER OF CHARGE:

TOWNSHIP OF LANGLEY

BJ333419

REMARKS: INTER ALIA

L.T.A. SECTION 215

COVENANT

BJ333421 1995-11-01 10:48

REGISTERED OWNER OF CHARGE:

THE CROWN IN RIGHT OF BRITISH COLUMBIA

BJ333421

REMARKS: INTER ALIA

PART PLAN LMP24139

L.T.A. SECTION 215

EASEMENT

BJ333424 1995-11-01 10:49

REMARKS: INTER ALIA

PART PLAN LMP25881

APPURTENANT TO LOT 2 PLAN LMP22381

EASEMENT

BL282266 1997-08-15 09:23

REMARKS: INTER ALIA

PART PLAN LMP34182

APPURTENANT TO LOT 4 PLAN LMP22381

'CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A.'

CORRECTIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

*** NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 024-053-341

SHORT LEGAL DESCRIPTION: S/LMS3097/////22

MARG:

TAXATION AUTHORITY:

1 MUNICIPALITY OF LANGLEY

FULL LEGAL DESCRIPTION: CURRENT

**STRATA LOT 22 SECTION 36 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
STRATA PLAN LMS3097**

**TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

MISCELLANEOUS NOTES:

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1



PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES

PAGE 1 of 4 PAGES



Prudential
Power Play Realty



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: July 22, 2011

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 211 8976 208 Street

Langley, BC

V1M 2Y8 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

☒ Principal Residence ☐ Residence(s) ☐ Barn(s) ☐ Shed(s)
☐ Other Building(s) Please describe _____

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD INITIAL
THE APPROPRIATE REPLIES.

	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		☒	☒	☒
B. Are you aware of any current or pending local improvement levies/charges?		☒	☒	☒
C. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		☒	☒	☒
2. SERVICES				
A. Are you aware of any problems with the water system?		☒	☒	☒
B. Are you aware of any problems with the sanitary sewer system?		☒	☒	☒
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?			☒	☒
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			☒	☒
C. (i) Has this Unit been previously occupied?	☒			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		☒	☒	☒
D. Does the Unit have any equipment leases or service contracts; e.g., security systems, water purification, etc.?		☒	☒	☒
E. Are you aware of any additions or alterations made without a required permit; e.g., building, electrical, gas, etc.?		☒	☒	☒
F. Are you aware of any structural problems with any of the buildings in the Development?		☒	☒	☒
G. Are you aware of any problems with the heating and/or central air conditioning system?	☒		☒	☒
H. Are you aware of any damage due to wind, fire or water?		☒	☒	☒
I. Are you aware of any infestation or unrepaired damage by insects or rodents?		☒	☒	☒
J. Are you aware of any leakage or unrepaired damage?		☒	☒	☒
K. Are you aware of any problems with the electrical or gas system?		☒	☒	☒
L. Are you aware of any problems with the plumbing system?		☒	☒	☒
M. Are you aware of any pet restrictions?	☒		☒	☒

See by-law

[Signature] MB

INITIALS

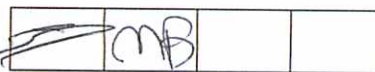
DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 211 8976 208 Street

Langley, BC

VIM 2Y8

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions? <u>see by-laws</u>	☒	☐	☐	☐
O. Are you aware of any age restrictions?	☐	☒	☐	☐
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments. <u>see by-laws</u>	☒	☐	☐	☐
Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? _____	☐	☒	☐	☐
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? _____	☐	☒	☐	☐
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?	☐	☒	☐	☐
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?	☐	☒	☐	☐
U. Are you aware of any problems with the swimming pool and/or hot tub?	☐	☐	☐	☒
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer? <u>Flamingo</u>	☒	☐	☐	☐
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?	☐	☒	☐	☐
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach Owner Builder Declaration and Disclosure Notice.)	☐	☒	☐	☐
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?	☐	☒	☐	☐
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? i) If so, what is the rating number? _____ ii) When was the energy assessment report prepared? _____	☐	☒	☐	☐
AA. Nature of Interest/Ownership: Freehold ☐ Time Share ☐ Leasehold ☐ Undivided ☐ Bare Land ☐ Cooperative ☐				
BB. Management Company <u>Transorb</u> Name of Manager <u>Gwen Radic</u> Telephone _____ Address _____				
CC. If self managed, Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				
DD. Are the following documents available?	Yes	No	Can be obtained from:	
Bylaws	☒	☐		
Rules/Regulations	☒	☐		
Year-to-date Financial Statements	☒	☐		
Current Year's Operating Budget	☒	☐		
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	☒	☐		
Engineer's Report and/or Building Envelope Analysis	☐	☒		
Strata Plan	☒	☐		
EE. What is the monthly strata fee? \$ <u>232.11</u>				



INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 211 8976 208 Street

Langley, BC

VIM 2Y8

3. BUILDING Respecting the Unit and Common Property. (continued)

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	☒	☐	☐	☐	Recreation?	☒	☐	☐	☐
Heat?	☐	☒	☐	☐	Cable?	☒	☐	☐	☐
Hot Water?	☒	☐	☐	☐	Gardening?	☒	☐	☐	☐
Gas Fireplace?	☒	☐	☐	☐	Caretaker	☒	☐	☐	☐
Garbage?	☒	☐	☐	☐	Water?	☒	☐	☐	☐
Sewer?	☒	☐	☐	☐	Other?	☐	☐	☐	☐

GG. (i) Number of Unit parking stalls 1 included and specific numbers 16
(ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐

HH. (i) Storage Locker? Yes ☒ No ☐ Number(s) 9 on 1st floor
(ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Unit, or any other unit, or the Development has been used as a marijuana grow operation or to manufacture illegal drugs?	☐	☒	☐	☐
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Property or Unit?	☐	☒	☐	☐

For the purposes of Clause 4. B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
- (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation


INITIALS

July 22, 2011

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 211 8976 208 Street

Langley, BC

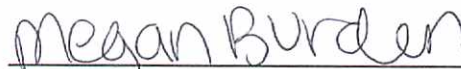
VIM 2Y8

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S)


SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.

The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Development and, if desired, to have the Development inspected by a licensed inspection service of the buyer's choice.

The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the strata Unit or the Development.